005.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,273,700 / 1,273,700
					USE VALUE:	1,273,700 / 1,273,700
					ASSESSED:	1,273,700 / 1,273,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102	-104	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAURING MARIA ETAL- #102
Owner 2:	NORTHEAST VENTURE -#104
Owner 3:	GROUP & REALTY LLC
Street 1:	220 N MAIN ST SUITE 301
Street 2:	CONDO CONVERSION
Twn/City:	NATICK
St/Prov:	MA Cntry: Own Occ: N
Postal:	01760 Type:

PREVIOUS OWNER

Owner 1:	PANETTA THERESA J/TRUSTEE -
Owner 2:	T.J. PANETTA TRUST -
Street 1:	283 CAMBRIDGE TURNPIKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 5,429 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 4594 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5429.000	802,700	4,700	466,300	1,273,700
Total Card	0.125	802,700	4,700	466,300	1,273,700
Total Parcel	0.125	802,700	4,700	466,300	1,273,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.28 | /Parcel: 277.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 5032

GIS Ref

GIS Ref

Insp Date 09/10/20

!536!

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	479,200	4700	5,429.	466,300	950,200	950,200	Year End Roll	12/18/2019
2019	104	FV	370,700	4700	5,429.	495,400	870,800	870,800	Year End Roll	1/3/2019
2018	104	FV	370,700	4700	5,429.	361,400	736,800	736,800	Year End Roll	12/20/2017
2017	104	FV	347,300	4700	5,429.	314,700	666,700	666,700	Year End Roll	1/3/2017
2016	104	FV	347,300	4700	5,429.	268,100	620,100	620,100	Year End	1/4/2016
2015	104	FV	308,800	4700	5,429.	262,300	575,800	575,800	Year End Roll	12/11/2014
2014	104	FV	308,800	4700	5,429.	215,700	529,200	529,200	Year End Roll	12/16/2013
2013	104	FV	321,600	4700	5,429.	205,200	531,500	531,500		12/13/2012

PRINT

Date	Time
12/10/20	16:18:32

LAST REV

Date	Time
11/16/20	11:04:47
mmcmakin	
536	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANETTA THERESA	73846-320	1	12/18/2019	Change>Sale	940,000	No	No		Joseph Papaluca dod 12/28/1970
PANETTA THERESA	28380-252		3/31/1998	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	44	Add Att	134,589	C				
1/8/2020	45	Inter Fi	134,589	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2020	Measured	DGM	D Mann
1/23/2020	SQ Mailed	MM	Mary M
9/1/2017	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
10/30/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5429		Sq. Ft.	Site		0	80.	1.07	1									466,295						466,300	

Total AC/HA:	0.12463	Total SF/SM:	5429	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	466,295	Spl Credit		Total:	466,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94101989
Const Adj.:	0.98990101
Adj $ / SQ:	158.358
Other Features:	133110
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	810813
Depreciation:	8108
Depreciated Total:	802705

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5			Baths: 2				HB		

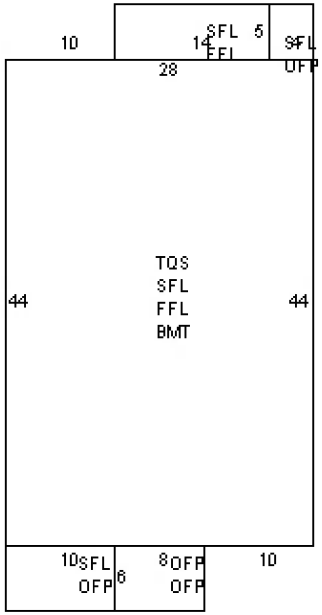
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.36
Special Features:	0	Val/Su Net:	160.03
Final Total:	802700	Val/Su SzAd	222.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,382	158.360	218,851
FFL	First Floor	1,302	158.360	206,182
BMT	Basement	1,232	82.660	101,841
TQS	3/4 Story	924	158.360	146,323
OFP	Open Porch	176	25.610	4,508

Net Sketched Area:	5,016			Total:	677,705
Size Ad	3608	Gross Are	5324	FinArea	4594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700